

**Town of Egremont  
Egremont Housing Committee  
Minutes November 26, 2018, 5 pm**

The meeting was called to order at 5:10 p.m.

**Present:** Bonnie Orloff, Bruce Bernstein, Richard Stanley, Richard Allen, Don Pulfer  
Also; Marj Wexler and Eileen Vining

**Minutes November 12, 2018:** Reviewed and approved.

**Demographics and Mass Affordable Housing:** Don followed up on last meeting, addressing the state's 40B affordability requirements with excerpts from 760 CMR 56.00 (Comprehensive Permit), and MGL Title XVII, Chapter 121B, and, correcting some earlier committee misunderstandings about housing unit minima (based on year-round occupancies, not total residences - so Egremont's existing housing total is 674, and a 10% goal would be 68 affordable units). Also, the safe harbor requirements are a bit more complicated than we'd thought.

There was no interest in these data; Richard S and Richard A stated strongly that they are not interested in government requirements, and remaking the case made on November 12 that this committee should be working on providing affordable housing without regard to providing a safe harbor from a hostile 40B application. Richard Stanley said that Egremont would be lucky to attract a hostile 40B.

Don also presented, as requested on November 12, a table showing 2018 income limits and allowable rents for affordable housing, from Massachusetts Housing Partnership. He stressed that these should not be seen as requirements for Egremont, but rather as guidelines that show data for 50% and 80% AMI renters.

**Action Plan:** Richard Allen brought a magazine from HUD that addresses affordable housing; he recommended it to the group.

Richard Allen said that accessory apartments do not work in providing affordable housing; towns that have adopted by-law changes have not created more affordable residences. He thinks that this committee should be a clearing house for low-income apartments. We might write a model lease, using Richard Stanley's lease as a template, But the first step should be an inventory of potential landlords and rental spaces. We should be a housing facilitator.

Bruce recommended that we take any plan we put together to the town for approval. It is understood that this committee needs to report to the Select Board, possibly recommending that our recommendations be taken up at a town meeting.

Bonnie Orloff and Richard Allen will contact people on Mary Brazie's list of possible town rental units, hoping to establish a more accurate and dependable inventory of existing rentals.

Richard Stanley said that we need as soon as we can one landlord and one renter.

Don asked Richard Allen how we can expect Construct to do the vetting for apartments they do not administer. Richard and Richard said that that's what they do. Obviously, they would need to be compensated though. Richard S said that the vetting was simple, just an income check. Don responded that that is not true, they need to be checked for rental and payment history, past legal troubles, drug abuse records, etc. The consensus was that, since we on this committee do not have the requisite background, this is a job that needs to be given to Construct; at some point we will need to see an estimated fee structure for this work.

**Reach out:** Bruce will try to find a senior who might want to rent an apartment in his/her property or rent from someone else in Egremont. He also will draft a notice for Egremont Posts for next meeting, asking for response to the need for workforce housing.

Don will draft a potential article for the Egremont Newsletter for review next meeting.

**Next Meeting:** Wednesday, December 17, 5:00 (pm.

Respectfully submitted,

Don Pulfer